

WHEN RECORDED MAIL TO:

DRAPER CITY
Attn: Community Development Department
1020 East Pioneer Road
Draper, Utah 84020

13982474 B: 11355 P: 1402 Total Pages: 4
07/08/2022 03:07 PM By: bmeans Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: MITCHEL AND KAMI MCCLURE
1641 E COSTANZA WAY DRAPER, UT 84020



NOTICE OF PARCEL BOUNDARY ADJUSTMENT

Affects Parcels: 28-33-177-015 and 28-33-129-024

NOTICE IS HEREBY GIVEN that approval has been granted by Draper City for parcel boundary adjustments between the following described properties. This is in reference to application #SUBD-0077-2022 submitted for review to Draper City in accordance with the applicable provisions of State Code and Draper City Municipal Code Subsection 17-9-060(C)(3). This notice shall be recorded at the office of the County Recorder together with all quitclaim deeds or boundary line agreements necessary to complete the property boundary adjustments as described in the revised descriptions below within thirty (30) days from the date of this approval, or this approval shall be null and void.

Original Descriptions:

Kami McClure Property

Parcel: 28-33-129-024

The South 60 feet of the following:

Beginning at a point on the West right-of-way line of the Draper Irrigation Company Canal, said point being South 1453.7 feet and East 2267.1 feet from the Northwest Corner of Section 33, Township 3 South, Range 1 East, Salt Lake Meridian; and running thence West 166.1 feet; thence North 33° West 226.38 feet; Thence North 37° West 86.93 feet; thence North 84°06'17" East 349.53 feet; Thence South 15°35' East 86.02 feet; Thence South 7°48' West 214.3 feet to the Beginning.

The above described parcel of land contains 0.26 acres more or less.

Mitchel McClure Property

Parcel: 28-33-177-015

Beginning 1554.2 feet south 00°18'36" west along the section line and 2724.12 feet West from the Northeast Corner of Section 33, Township 3 South, Range 1 East, Salt Lake Meridian; and running thence North 89°57'08" West 189.67 feet; thence South 41°36'45" West 32.17 feet; thence South 82°14'23" West 49.54 feet; thence North 77°27'48" West 113.57 feet; thence West 1.09 feet; thence North 28°31'03" West 136.57 feet; thence East 430.59 feet; thence South 03°21'11" East 114.26 feet to the Point of Beginning.

Less the portion thereof lying within the Draper Irrigation Canal.

The above described parcel of land contains 0.97 acres more or less.

Revised Descriptions:

Kami McClure Property

A PARCEL OF LAND THAT LIES FULLY WITHIN THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN. SUBJECT PARCEL CONTAINS 0.65 OF AN ACRE OF THAT PARTICULAR PARCELS OF LAND AS FOUND IN THE SALT LAKE COUNTY RECORDER'S OFFICE BOOK 8978 PAGE 2134 AND BOOK 10718 PAGE 3420-3421. BASIS OF BEARING FOR SUBJECT PARCEL IS NORTH AS DETERMINED BY GPS OR S 00° 05' 49" W 2681.43 FEET, MEASURED, BETWEEN THE SALT LAKE COUNTY MONUMENTS MONUMENTING THE WEST LINE OF SAID NORTHWEST QUARTER. SUBJECT PARCEL MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A THE INTERSECTION OF AN OLD ESTABLISHED FENCE LINE AND THE WESTERLY RIGHT-OF-WAY LINE OF THE DRAPER IRRIGATION CANAL AS CALLED FOR IN THE QUIT-CLAIM DEED AS FOUND IN THE SALT LAKE COUNTY RECORDER'S OFFICE ENTRY NO 12860519, WHICH SAID INTERSECTION LIES 33.00 FEET PERPENDICULAR TO THE DESCRIBED CENTERLINE OF SAID IRRIGATION CANAL AS FOUND IN THE SALT LAKE COUNTY RECORDER'S OFFICE IN BOOK 9024, PAGE 6249, SAID INTERSECTION LIES 1453.63 FEET SOUTH (1453.70 FEET BY RECORD) AND 2259.93 FEET EAST (2267.10 FEET BY RECORD) FROM THE NORTHWEST CORNER OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE ALONG SAID WESTERLY RIGHT- OF-WAY LINE THE FOLLOWING (2) TWO COURSES, (1) SOUTHERLY 109.17 FEET ALONG THE ARC OF A 534.13 FOOT RADIUS CURVE TO THE LEFT THROUGH A DELTA ANGLE OF 11° 42' 38" (NOTE: CHORD BEARS S 04° 07' 37" E 108.98 FEET), (2) S 09° 58' 57" E (S 09° 57' 00" E BY RECORD) 35.99 FEET TO THE NORTHERLY LINE OF THE SOMERLIN MEADOWS COURT SUBDIVISION AMENDED PARCEL A, AS FOUND IN THE SALT LAKE COUNTY RECORDER'S OFFICE RECORDED # 9806700; THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING (2) TWO COURSES: (1) S 82° 12' 26" W (S 82° 14' 23" BY RECORD) 0.47 FEET; THENCE N 77° 29' 45" W (N 77° 27' 48" W BY RECORD) 113.13 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAIL ROAD, SAID RIGHT-OF-WAY BEING 100 FEET WIDE AND TO A POINT OF CURVATURE; NORTHERLY 207.50 FEET ALONG THE ARC OF A 2915.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A DELTA ANGLE OF 04° 04' 42" (NOTE: CHORD BEARS N 30° 02' 04" W 207.45 FEET), THENCE N 89° 58' 03" E 205.87 FEET (EAST BY RECORD) TO WESTERLY RIGHT-OF-WAY LINE OF SAID DRAPER IRRIGATION CANAL WHICH SAID POINT LIES 33.00 FEET PERPENDICULAR TO THE DESCRIBED CENTERLINE OF SAID IRRIGATION CANAL TO A POINT OF CURVATURE; SOUTHERLY 60.26 FEET ALONG THE ARC OF A 534.13 FOOT RADIUS CURVE TO THE LEFT THROUGH A DELTA ANGLE OF 6° 27' 51" (NOTE: CHORD BEARS S 04° 57' 37" W 60.23 FEET) TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 28,224 SQUARE FEET OR 0.648 OF AN ACRE.

Mitchel McClure Property

A PARCEL OF LAND THAT LIES FULLY WITHIN THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN. SUBJECT PARCEL CONTAINS 0.58 OF AN ACRE OF THAT PARTICULAR PARCEL OF LAND AS FOUND IN THE SALT LAKE COUNTY RECORDER'S OFFICE BOOK 10718 PAGE 3420-3421. BASIS OF BEARING FOR SUBJECT PARCEL IS NORTH AS DETERMINED BY GPS OR S 00° 05' 49" W 2681.43 FEET, MEASURED, BETWEEN THE SALT LAKE COUNTY MONUMENTS MONUMENTING THE WEST LINE OF SAID NORTHWEST QUARTER. SUBJECT PARCEL MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 1 OF THE SOMERLIN MEADOWS COURT SUBDIVISION AMENDED PARCEL A AS FOUND IN THE SALT LAKE COUNTY RECORDER'S OFFICE RECORDED # 9806700, SAID CORNER LIES 1555.83 FEET S 00° 17' 33" W (1554.19 FEET S 00° 18' 36" W BY RECORD) ALONG THE SECTION LINE AND 2723.66 FEET (2724.00 FEET BY RECORD) WEST FROM THE NORTHEAST CORNER OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, SAID CORNER ALSO LIES 1567.12 FEET S 00° 05' 49" W ALONG THE SECTION LINE AND 2536.41 FEET EAST FROM THE NORTHWEST CORNER OF SAID SECTION 33; RUNNING ALONG THE NORTHERLY LINE OF SAID SOMERLINE MEADOWS COURT SUBDIVISION THE FOLLOWING (2) TWO COURSES: (1) N 89° 59' 05" W 189.78 FEET (189.67 FEET N 89° 57' 08" W BY RECORD), (2) S 41° 34' 48" W 31.58 FEET (32.17 FEET S 41° 36' 45" W BY RECORD) TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF THE DRAPER IRRIGATION CANAL WHICH SAID POINT LIES 16.50 FEET PERPENDICULAR TO THE DESCRIBED CENTERLINE OF SAID IRRIGATION CANAL AS FOUND IN THE SALT LAKE COUNTY RECORDER'S OFFICE IN BOOK 9024, PAGE 6249; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING (2) TWO COURSES: (1) N 09° 58' 57" W 37.50 FEET (N 09° 57' 00" W BY RECORD) TO THE BEGINNING OF A CURVE; (2) NORTHERLY 100.57 FEET ALONG THE ARC OF A 484.67 FOOT RIGHT OF WAY TO THE RIGHT THROUGH A DELTA ANGLE OF 11° 53' 22" (NOTE: CHORD BEARS N 04° 02' 14" W 100.39 FEET) TO THE SOUTHWEST CORNER OF LOT 41 OF THE SOMERSET RIDGE SUBDIVISION AS FOUND IN THE SALT LAKE COUNTY RECORDER'S OFFICE RECORDED # 7918522; THENCE ALONG THE SOUTHERLY BOUNDARY LINES OF SAID SOMERSET SUBDIVISION THE FOLLOWING (2) TWO COURSES: (1) N 89° 58' 03" E (EAST BY RECORD) 217.59 FEET, (2) S 03° 23' 08" E 113.82 FEET (114.26 FEET S 03° 21' 11" E BY RECORD) TO THE POINT OF BEGINNING.

SUBJECT TO A 20 FOOT INGRESS AND EGRESS EASEMENT ON AND ALONG THE OLD EXISTING DIRT ROAD AS SHOWN IN THE RECORD OF SURVEY AS FILED IN THE SALT LAKE COUNTY SURVEYOR'S OFFICE FILE NO. S2022-02-0037.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 25,093 SQUARE FEET OR 0.576 OF AN ACRE.

[Signature]
Zoning Administrator or Designee

Date: 7/8/22

Jennifer Jastremsky
Printed Name

ACKNOWLEDGEMENT

STATE OF UT)
COUNTY OF Salt Lake)

:ss.

On the 8 day of July, 2022, personally appeared before me Jennifer Jastremsky, who being duly sworn, did say that (s)he is the signer of the foregoing instrument, who duly acknowledged to me that (s)he executed the same.

[Signature: Amie Salazar]
Notary Public

Residing at:
Salt Lake County

My Commission Expires:
01/03/2024

